



RANELAGH ESTATE NEWSLETTER

The Newsletter of The Ranelagh Residents' Association (A0007234H)

PO Box 618 Mount Eliza. Vic 3930

www.ranelaghestate.org.au - our new website

Winter 2016

- **Newsletter update**
- **Ranelagh Heritage Rambles**
- **Whose nature strip is it anyway?**
- **1924 Ranelagh Sales Posters**
- **RRA subscriptions**
- **Membership Application Form**
- **RANELAGH – A Special Place**

Ranelagh Estate is bounded by Canadian Bay Road and Mount Eliza Way, the Nepean Highway, Earimil Creek, and Ranelagh Beach including the rocky headland at the northern end of the beach.

Newsletter update

This winter newsletter – and what a winter it has been! – brings you a brief update on recent achievements by the Ranelagh Residents' Association, plus a few other items of interest. Check out our new website at www.ranelaghestate.org.au

Another longer newsletter will be issued later in the year. This will include the date, time and place for this year's Annual General Meeting. Our surprise speaker will also be announced.

Ranelagh Heritage Rambles – Peter Greer, RRA committee member

This year in the National Trust's *Heritage Month*, Ranelagh Residents' Association in conjunction with the National Trust, conducted rambles around the heritage points of interest in Ranelagh. We were fortunate to have fine weather for all our walks which made for a pleasant afternoon out.

We started at the heritage sign on Ranelagh Drive which explains the significance of the Walter Burley Griffin design. We then made our way through the Howard Parker Reserve to the northern end of the estate to look at the heritage points of interest in Ravenscourt Crescent, Rannoch Avenue, Rosserdale Cres and Wimbledon Avenue.

Our visitors came from Gippsland, the Geelong area, Melbourne as well as some locals. The feedback from these walks was so encouraging that we are planning to have more walks next year. Next time we plan to start from the Ranelagh Club and return to the Ranelagh Club for a coffee or wine from the bar looking over magnificent Port Philip Bay. Should you be interested in joining us, could you please let us know by emailing Peter Greer on p_greer@bigpond.net.au
We will notify you when the walks are scheduled.

Whose nature strip is it anyway? – Ken Burrows, RRA committee member

Any work on any road reserve in Ranelagh Estate – such as landscape improvements, kerb crossovers, sealed footpaths, driveways and the like – needs a permit from Heritage Victoria. This requirement is not always understood by residents, nor by shire council officers. Although technically the road reserves are owned by Mornington Peninsula Shire Council (MPSC), they are governed by Heritage Victoria and even the Council itself is required to obtain a permit from Heritage Victoria to carry out works on our road reserves

Another rule governing road reserves of which residents may not be aware, is that it is illegal to park on a nature strip including a driveway, or along a driveway kerb crossover. This is not a local rule but one that is part of the **Victorian Road rules**. This includes parking a vehicle with two wheels on the nature strip and two on the roadway (called two up and two down), which is classed as “parking on the nature strip” and is subject to enforcement, although Council Officers do not usually enforce the restriction unless safety is involved.

Heritage Permits are required for any works that are not listed as ‘permit exempt’ by Heritage Victoria. A list of permit exemptions can be found in the Ranelagh Fact File. “RanelaghEstateHeritageListing231012” on the Shire’s website.

New landscaping and vehicle crossings generally require heritage permits.

The MPSC is the organisation that can apply for a Heritage Permit and a Shire permit must also be obtained.

There are some exemptions for the need to apply for a permit and are listed below:-

General and Landscape

- The process of gardening and maintenance, plant labeling, mowing, hedge clipping, bedding displays, removal of dead plants, disease and weed control, emergency and safety works to care for existing plants and planting themes.
- Removal of vegetation that is not significant to maintain fire safety and to conserve significant buildings and structures.
- The replanting of plant species to conserve existing landscape character and themes. (Note that not all existing plantings are significant. Where they are, replacement plantings are to be identical to the existing species, whether native or exotic. Areas of indigenous vegetation are to be planted with species endemic to the local area. For further advice contact Shire’s Heritage Planner. If exempt from a Heritage Permit, landscape works may still require a Shire landscape permit).
- Repairs, conservation and maintenance to hard landscape elements, buildings, structures, ornaments, roads and paths, drainage and irrigation system.
- Management of trees in accordance with Australian Standard; Pruning of amenity trees AS4373 and removal of plants listed as noxious weeds in the Catchment and Land Protection Act 1994.
- Installation, removal or replacement of garden watering and drainage systems.
- Non-structural works that occur at a distance greater than 5 metres from the canopy edge of a significant tree, plant or hedge. (Structural works may require a permit if on the registered land).
- Non-commercial signage, interpretive signage, lighting, security fire safety and other safety requirements, provided no structural building occurs.

New or relocated driveways and Crossovers

New or relocated vehicle crossings do not require a permit provided the following criteria are met:

- There is to be no more than one vehicle crossing per residential allotment and the width of a vehicle crossing is to be no greater than 3 metres.
- Vehicle crossing location must minimise vegetation removal, visual impact and not be within the critical root zone of significant vegetation or require extensive lopping or pruning;
- Materials must be unformed gravel in a light colour, or concrete with an exposed aggregate finish in a light sandy colour.

Re-construction or re-surfacing of existing vehicle crossings

- Re-construction or re-surfacing in the same material, finish and colour as existing is generally allowed provided it accords with the guidelines above;
- Alteration of the existing construction to either unformed gravel in a light colour, or concrete with an exposed aggregate finish in a light sandy colour is generally allowed.

1924 Ranelagh Sales Posters – Leigh Eustace, RRA committee member

The RRA has recently completed a project to reproduce the original 1924 Ranelagh Sale poster.

Finding original posters has been an interesting exercise. The original poster was produced in two colour variations, although the basis was actually the same poster design. The different poster colours were a blue base and the other a yellow base, produced at the printing stage. Few original posters still exist with only two copies of the blue based version located and only one of the yellow based version, badly faded due to exposure to sunlight.

The poster used in the publication of the Ranelagh Conservation Management Plan (CMP) by the Mornington Peninsula Shire Council can be seen hanging on the wall in the Eliza Meats shop in the Mount Eliza Village. The owner Kevin granted permission for this poster to be borrowed and photographed by heritage planners Context Pty Ltd in their award winning Ranelagh CMP publication. A second version in better condition is in the ownership of another Ranelagh resident.

Apart from the sun fading, the yellow poster was in excellent condition and the owner was happy for the poster to be removed from its frame to be professionally scanned. Extensive work has been undertaken to enhance the scanned faded poster whilst retaining the original layout, colours and fonts. The RRA is now able to offer this reproduced poster for purchase. Funds raised will be used to support other RRA initiatives.

The reproduced poster is in full colour on gloss paper. It is available in 2 sizes:

- The larger size matches the original poster, 95 cm high x 64cm wide, available for \$50
- A smaller version A3 in size, available for \$10.

Postage is extra. Local orders will be hand delivered to reduce costs.

To order posters, send an email to mail@ranelaghestaate.org.au

RRA subscriptions – Lorraine D’Alton, RRA treasurer

Subscriptions for membership of the Ranelagh Residents’ Association have been fixed at \$15 for the past 12 years, while other costs have gone up and up and up (just look at the increase in house prices at one end of the consumer price index, and the increase in postage stamps at the other end).

So your committee has decided that subscriptions must increase to \$20 per annum commencing from 1st July 2016 ... and note, this is the price for your entire household, not just one individual membership. Pretty good value, we think.

Membership Form – for Ranelagh residents who care

We look forward to the support of new members and will be happy to answer questions you may have about the Association. If you wish to know more, please send us an email:

mail@ranelaghestate.org.au

When making a payment by direct deposit to our bank account BSB 033-131 Acc 249149 please include your **surname** and the **last four digits of your phone number**.

APPLICATION FOR MEMBERSHIP OF RANELAGH RESIDENTS’ ASSOC.

To: The Treasurer Lorraine D’Alton, Ranelagh Residents’ Association,
PO Box 618, Mt.Eliza, VIC 3930

I/We being residents or owners of property on Ranelagh Estate wish to join the RRA

Name(s) _____

Address _____

Telephone number _____

Email address _____

I/We agree to abide by the Articles of Association of the RRA and to make payment of any joining fee or subscription as required under the said Articles of Association.
\$20 is enclosed which entitles us/me to membership until 30th June 2017.

Signed:

Date:

RANELAGH – A Special Place

Three long-term residents of Ranelagh have devoted the past six years to compiling a history of Ranelagh Estate. This will be the first comprehensive, illustrated book documenting the Ranelagh story. It will be a practical guidebook as well as historically interesting and is based on documented evidence dating back to the 1800’s.

The RRA is supporting the publication of this scholarly work and invites residents of Ranelagh to join in our support by purchasing an advance copy of the book or making a donation towards the cost of publication. All costs are being born by the authors, and contributions of any size will be appreciated.

To donate, go to the Ranelagh book’s own crowd-funding website:

<https://www.gofundme.com/y4yhth6s>